



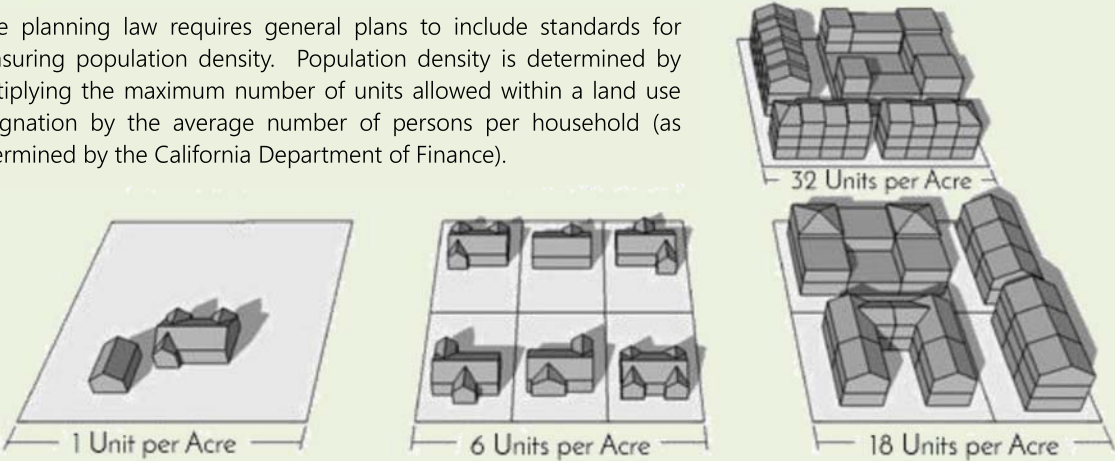
Density and Intensity

For the purposes of this General Plan, building density and intensity is regulated and measured differently based on the type of development. Residential development is regulated by a maximum number of units per acre standard and commercial and industrial development is regulated by a maximum floor area ratio (FAR) standard. Mixed use development is regulated by both standards. The methods for regulating density and intensity for residential, commercial and industrial, and mixed-use developments are described in more detail below.

Residential Development

Residential developments are regulated by an allowed density range (minimum and maximum) measured in "housing units per acre." Residential density is calculated by dividing the number of housings units on the site (excluding second units on single-family lots) by the gross acreage of the site. The diagram below shows prototypical examples of different residential densities for one-acre properties.

State planning law requires general plans to include standards for measuring population density. Population density is determined by multiplying the maximum number of units allowed within a land use designation by the average number of persons per household (as determined by the California Department of Finance).

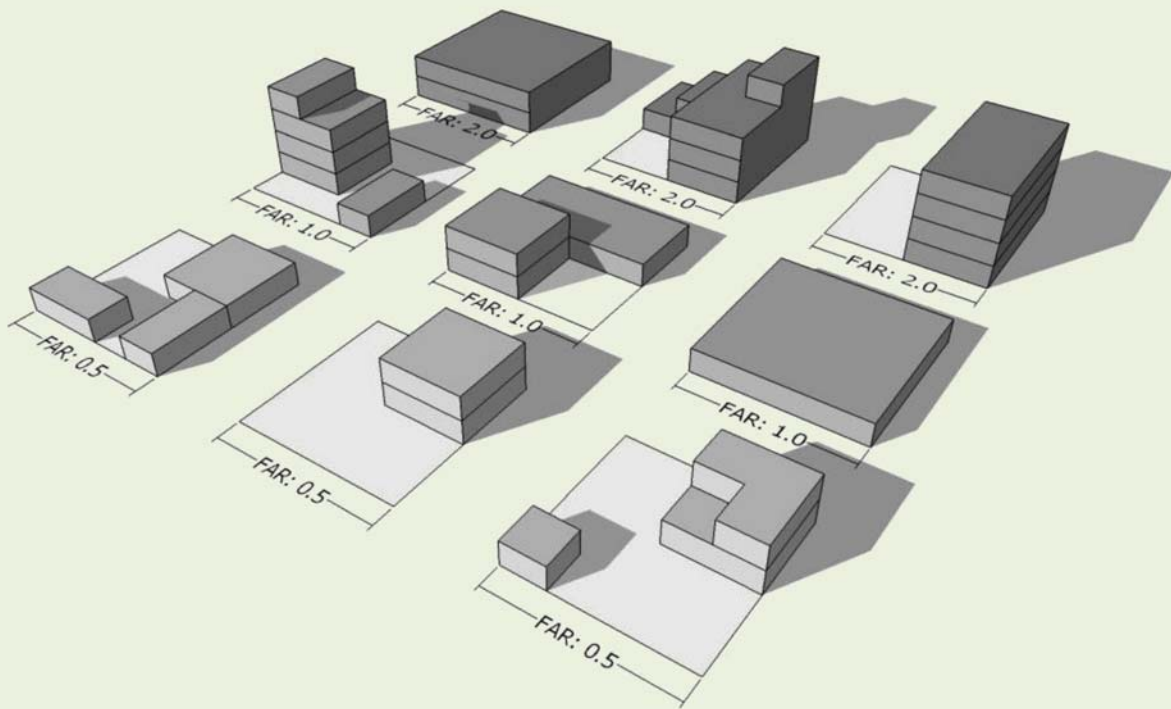


Commercial and Industrial Development

Commercial and industrial uses are regulated by a maximum floor area ratio (FAR) standard. FAR refers to the ratio of building floor space compared to the square footage of the site. FAR is calculated by dividing the floor area of all buildings on the site by the total square footage of the site. For example, a 12,500 square foot building on a 25,000 square foot site has a FAR of 0.5. The maximum FAR standard limits the overall size of development on a property. As an example, a maximum FAR of 0.75 would allow 75,000 square feet of building floor area on a 100,000 square foot lot. The 75,000 square feet could be provided in one building or divided between multiple buildings.

When calculating FAR, the building square footage includes finished interior spaces and excludes parking garages, structured parking levels, and exterior open space, such as courtyards, roof gardens, and balconies. The gross acreage of the site is also used for the FAR calculation.

The diagram below illustrates various building configurations representing FARs of 0.5, 1.0, and 2.0. As shown in the diagram, different interpretations of the same FAR standard can result in very different building forms and site characteristics.



Mixed-Use Development

The density and intensity of mixed-use developments that include both commercial and residential uses are regulated by both the maximum residential density (units per acre) and the maximum FAR standard for the land use designation. As an example, a one-acre site (43,560 square feet) with a maximum FAR of 2.0 and an allowed density range of 16 to 32 units per acre could be developed with 87,120 square feet of total building space. The 87,120 square feet could be divided into a combination of commercial space and residential space. Up to 32 units would be allowed within the 87,120 square feet.